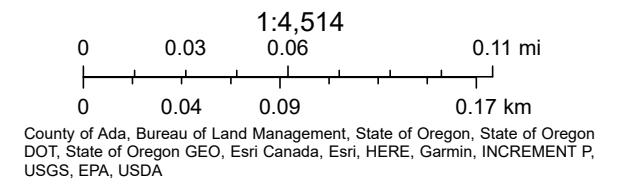
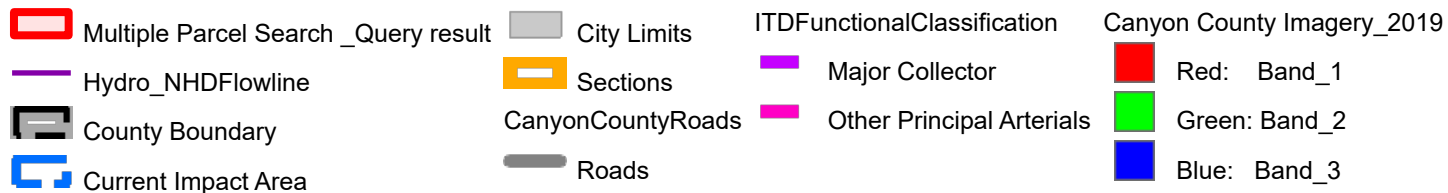


# Canyon County, ID Web Map



4/7/2023, 4:19:00 PM



Canyon County, ID

County of Ada, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | COMPASS | Nampa GIS | City of Nampa |



# MASTER APPLICATION

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx) Phone: 208-454-7458 Fax: 208-454-6633



<b>PROPERTY OWNER</b>	OWNER NAME: Philip E Horton & Glenda L. Horton
	MAILING ADDRESS: 4832 Meadowlark Ln Nampa Id 83687
	PHONE: [REDACTED]
I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign. Signature: <i>[Signature]</i> Date: 02/09/2023	
<b>(AGENT) ARCHITECT ENGINEER BUILDER</b>	CONTACT NAME: Darin Holzhey PA
	COMPANY NAME: Mason & Associates Inc
	MAILING ADDRESS: 924 3rd St S Ste B Nampa Id 83651
	PHONE: 208.454-0256 EMAIL: dholzhey@masonandassociates.us
<b>SITE INFO</b>	STREET ADDRESS: 4832 Meadowlark Ln Nampa Id 83687
	PARCEL #: 304301030 LOT SIZE/AREA: 1.06 acres
	LOT: 4 BLOCK: 1 SUBDIVISION: Kodiak
	QUARTER: SECTION: 8 TOWNSHIP: 3N RANGE: 1W
	ZONING DISTRICT: FLOODZONE (YES/NO):
<b>HEARING LEVEL APPS</b>	<input type="checkbox"/> CONDITIONAL USE <input type="checkbox"/> COMP PLAN AMENDMENT <input type="checkbox"/> CONDITIONAL REZONE
	<input type="checkbox"/> ZONING AMENDMENT (REZONE) <input type="checkbox"/> DEV. AGREEMENT MODIFICATION <input type="checkbox"/> VARIANCE > 33%
	<input type="checkbox"/> MINOR REPLAT <input checked="" type="checkbox"/> VACATION <input type="checkbox"/> APPEAL
	<input type="checkbox"/> SHORT PLAT SUBDIVISION <input type="checkbox"/> PRELIMINARY PLAT SUBDIVISION <input type="checkbox"/> FINAL PLAT SUBDIVISION
<b>DIRECTORS DECISION APPS</b>	<input type="checkbox"/> ADMINISTRATIVE LAND DIVISION <input type="checkbox"/> EASEMENT REDUCTION <input type="checkbox"/> SIGN PERMIT
	<input type="checkbox"/> PROPERTY BOUNDARY ADJUSTMENT <input type="checkbox"/> HOME BUSINESS <input type="checkbox"/> VARIANCE 33% >
	<input type="checkbox"/> PRIVATE ROAD NAME <input type="checkbox"/> TEMPORARY USE <input type="checkbox"/> DAY CARE
	<input type="checkbox"/> OTHER _____
CASE NUMBER: VAC 2023-0001 DATE RECEIVED: 2/10/2023	
RECEIVED BY: <i>Huggins</i> APPLICATION FEE: \$950.00 (C) MO CC CASH	

## **PLAT VACATION SUBMITTAL LIST**

### **CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT**

111 North 11<sup>th</sup> Avenue, #310, Caldwell, ID 83605

[zoninginfo@canyoncounty.id.gov](mailto:zoninginfo@canyoncounty.id.gov) Phone: 208-454-7458 Fax: 208-454-6633



#### **THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST:**

<input checked="" type="checkbox"/>	Master Application completed and signed
<input checked="" type="checkbox"/>	Detailed letter of intent fully describing easements or lots to be vacated and reasoning
<input checked="" type="checkbox"/>	Deed or evidence of property interest to all subject properties
<input checked="" type="checkbox"/>	<b>\$950 non-refundable fee</b>

#### **PROCESS: PUBLIC HEARING**

# SITE PLAN & LETTER OF INTENT - CHECKLIST

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx) Phone: 208-454-7458 Fax: 208-454-6633



**The site plan is a detailed GRAPHICAL description of existing and proposed site features. Include all applicable items on your site plan:**

- |  |
|--|
| <input type="checkbox"/> All existing and proposed structures and dimensions (i.e. 40'X30' shop, 20'x20' shed, 40'x50' house, 10' windmill, etc. ) |
| <input type="checkbox"/> Infrastructure: well, septic, irrigation ditch, settling ponds, drainage swales, etc.                                     |
| <input type="checkbox"/> Transportation: parking, loading areas, driveways, etc. adjacent driveways, roads, highways or other accesses             |
| <input checked="" type="checkbox"/> Easement locations and dimensions  |
| <input type="checkbox"/> Setbacks from property lines, section lines, collectors and arterial roads and/or building envelope                       |
| <input type="checkbox"/> Areas of steep slopes, wetlands, and/or floodplain  |
| <input type="checkbox"/> Existing or proposed fences   |
| <input type="checkbox"/> Signs   |
| <input type="checkbox"/> Major landscaping or hardscaping, such as large trees, berms, or retaining walls, water features                          |
| <input type="checkbox"/> Areas of activity, outdoor seating, food vendor area, stockpiling, open pit, etc.   |
| <input type="checkbox"/> Any other site features worth noting  |

**The Letter of Intent is a detailed WRITTEN description of proposed and existing uses at the site. Include all applicable items in your letter:**

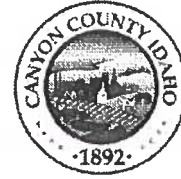
- |   |
|---|
| <input type="checkbox"/> A description of the proposed use and existing uses  |
| <input checked="" type="checkbox"/> A description of the proposed request and why it is being requested                                   |
| <input type="checkbox"/> Expected traffic counts and patterns   |
| <input type="checkbox"/> Phasing of development   |
| <input checked="" type="checkbox"/> How proposed use may affect neighboring uses  |
| <input type="checkbox"/> A description or further explanation of the site features (see site plan list above)                             |
| <input type="checkbox"/> Explanation of any other permits through other agencies that may be required                                     |
| <input type="checkbox"/> Description of business operations, such as number of employees, hours of operation, delivery and shipping       |
| <input type="checkbox"/> A description of how the proposed use is consistent with specific zoning criteria or comprehensive plan policies |
| <input type="checkbox"/> Any other items which may require further explanation  |

## **PUBLIC HEARING LEVEL APPLICATION PROCESS**

### **CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT**

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx) Phone: 208-454-7458 Fax: 208-454-6633



- DUE DILIGENCE BY APPLICANT (PARCEL INQUIRY OR PRE-APPLICATION MEETING)
- NEIGHBORHOOD MEETING (HOSTED BY APPLICANT)
- SUBMIT APPLICATION & FEES TO DEVELOPMENT SERVICES
- STAFF REVIEW OF APPLICATION AND SCHEDULE FOR PLANNING AND ZONING COMMISSION HEARING
- NOTIFICATION PERIOD TO AGENCIES, NEIGHBORS AND PUBLIC (30-60 DAYS)
- STAFF REPORT PREPARATION
- PLANNING & ZONING COMMISSION HEARING (THURSDAY EVENINGS)
- SCHEDULE BOARD OF COUNTY COMMISSIONER'S HEARING (~4 WEEKS)
- RE-NOTIFICATION PERIOD TO AGENCIES, NEIGHBORS AND PUBLIC
- BOARD OF COUNTY COMMISSIONERS HEARING (DAY MEETINGS)
- REQUEST FOR RECONSIDERATION

February 10, 2023

Canyon County Development Service  
111 North 11<sup>th</sup> Ave #310  
Caldwell, ID 83605

RE: Plat Vacation Submittal  
Detailed Letter of Intent

Detailed written letter of intent fully describing easements to be vacated and reasoning.

Deed of ownership is attached. Recorded original plat for Kodiak Subdivision is attached.

Vacate the 12 foot utility easements only on North and South side of Lot 4 Blk 1 Kodiak Subdivision. Vacating these 12 foot utility easements will help homeowner to better utilize the vacant land and accommodate personal shop at residence to be built on the far East side of Lot 4 Blk 1 Kodiak Subdivision.

Revised plat detailing easements to vacate, Mason & Associates Inc. Plat is attached.

No current utilities located within this 12 foot utility easement and no future expected need for the 12 foot utility easements. No neighbors currently or in the future are expected to be affected.

Owners of Lots 1, 2, 3, 4 Blk 1 Kodiak Subdivision has signed that they are aware and have no concerns or issues with these utility easements being vacated. Attached

Current Irrigation/lateral easement at 20 foot from exterior boundary on north side along Kennedy Lateral will not be changed or affected. Nampa Meridian Irrigation has been contacted but they are not able to respond in writing.

Construction is personal use only and not commercial.

SW Health district has been contacted. Authorization approval dated 9/6/2022. Attached

Intermountain Gas Company has responded in writing stating Intermountain Gas has reviewed gas line on the property of Lot 4 Blk 1 and have no objection in the vacation of the north and south 12' utility easements. Attached

Century link/Lumen has responded in email and map showing they do not have any facilities on record for that subdivision. Attached

City of Nampa, Daniel Badger, has been consulted on what the City of Nampa's stand would be and Mr. Badger doesn't feel there would be any problem with this request. Business card attached.

Idaho Power has a formal application to vacate easements. Application has been submitted via postal along with application fee. Application has also been submitted via email directly to [easements@idahopower.com](mailto:easements@idahopower.com). Attached

Spark light internet has been sent email with request in writing. Will submit to Canyon County once received. Business card attached.

If you have questions about this response, please feel free to contact Phil Horton 208.941.3333 or Glenda Horton at 208.941.1347.



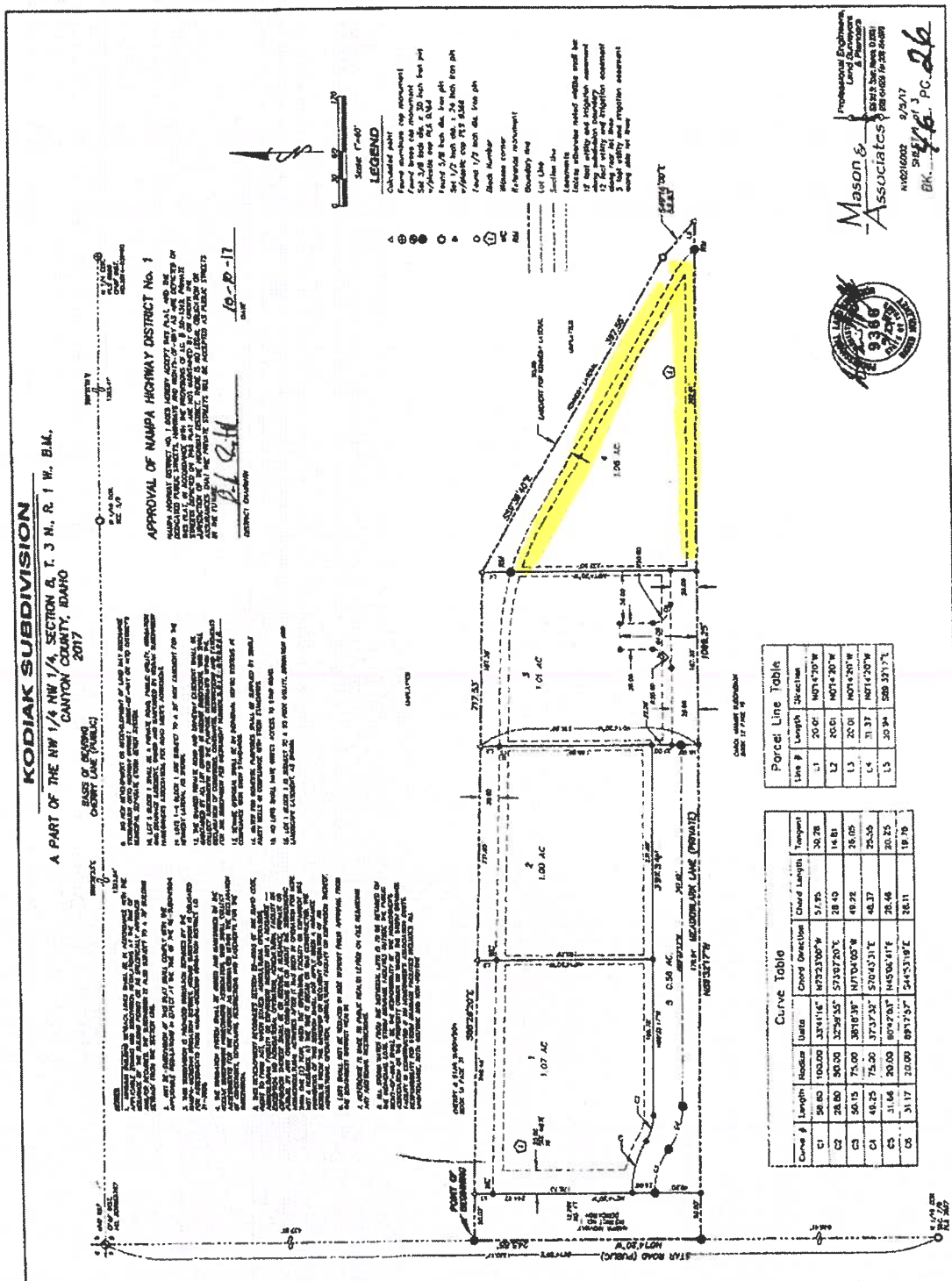
Respectfully,  
Glenda Horton  
Owner



2017-049775  
RECORDED  
11/15/2017 12:22 PM



CHRIS YAMAMOTO  
CANYON COUNTY RECORDER  
Pgs=3 HCRETAL \$11.00  
PLAT  
MASON & ASSOC



**This map is furnished as an accommodation strictly for the purposes of generally locating the land. It does not represent a survey of the land or imply any representations as to the size, area, or any other facts related to the land shown hereon.**





**Professional Engineers,  
Land Surveyors  
& Planners**

604 3rd Street South, Suite B  
Meriden, CT 06461

---

DARIN HOLZHEY, PLS

Phone (208) 454-0256

Fax (208) 467-4130      dholzhey@masonandassociates.us

RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:

Mark S. Freeman  
Foley Freeman, PLLC  
P.O. Box 10  
Meridian, ID 83680

<b>2019-061691</b>	
RECORDED	
<b>12/18/2019 01:19 PM</b>	
CHRIS YAMAMOTO	
CANYON COUNTY RECORDER	
Pgs=2 SDUPUIS	\$15.00
TYPE: DEED	
FOLEY FREEMAN, PLLC	
ELECTRONICALLY RECORDED	

(Space Above For Recorder's Use)

### WARRANTY DEED

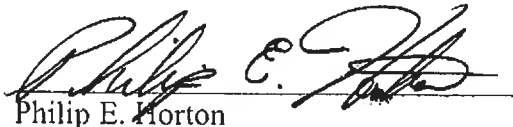
For Value Received, Grantors, Philip E. Horton and Glenda L. Horton, husband and wife, do hereby grant and convey unto Grantees, Philip E. Horton and Glenda L. Horton, Trustees of The Phil E. and Glenda L. Horton Family Trust dated December 18, 2019, currently of 4832 Meadowlark Ln., Nampa, Idaho, 83687, the following described premises, situated in Canyon County, Idaho, to wit:

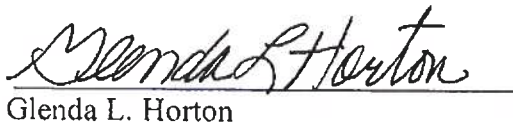
Lot 4, Block 1, Kodiak Subdivision, according to the plat thereof, filed in Book 46 of Plats at page(s) 26, records of Canyon County, Idaho.

This conveyance shall include any and all estate, right, title, interest, appurtenances, tenements, hereditaments, reversions, remainders, easements, rents, issues, profits, rights-of-way and water rights in anywise appertaining to the property herein described as well in law as in equity.

Grantors do hereby covenant to and with the said Grantees, that they are the owners in fee simple of said premises; that said premises is free from all encumbrances, excepting those as may be herein set forth, and except for rights reserved in federal patents, state or railroad deeds, building or use restrictions, building and zoning regulations and ordinances of any governmental unit, rights of way, and easements established or of record; and that they will warrant and defend the same from all lawful claims.

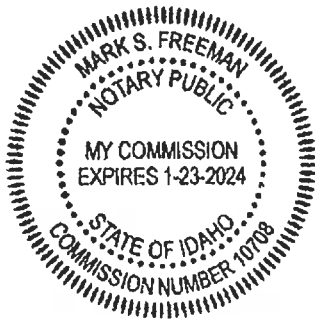
DATED this 18<sup>th</sup> day of December, 2019.

  
Philip E. Horton

  
Glenda L. Horton

STATE OF IDAHO )  
 ) ss.  
COUNTY OF ADA )

On this 18<sup>th</sup> day of December, 2019, before me, a notary public in and for said state, personally appeared Philip E. Horton and Glenda L. Horton, known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.



A handwritten signature in dark ink, appearing to be "Mark S. Freeman", written over a horizontal line.

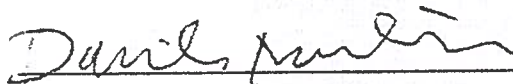
Notary Public for Idaho  
Residing at Eagle, Idaho

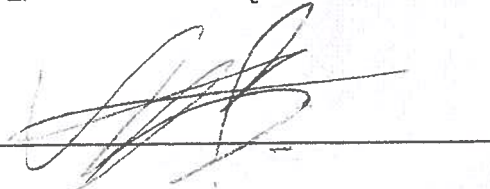


February 9, 2023

RE: Kodiak Subdivision Lot 4 Blk 1

As owners of the following lots in Kodiak Subdivision. We are aware of the application to vacate the 12 foot utility easements on the north and south boundaries of Lot 4 Blk 1 Kodiak Subdivision. We do not have any concerns or objections to this request now or in the future.

Lot 1 Blk 1 Daniela Martinez 

Lot 2 Blk 1 Juan Ramirez 

Lot 3 Blk 1 Nick Gibson  **Nicholas E Gibson** 02/09/23

Lot 4 Blk 1 Phil Horton 



Southwest District Health  
13307 Miami Lane  
Caldwell, ID 83607  
208-455-5400

Receipt No: 210210 Date: 9.1.2022  
Fee: \$55- Document #: 013278-012027  
Legal Desc: 3N 1W 8  
Parcel #: 304301030  
Subdivision: Kodiak Sub.

### Accessory Use Approval Request

I Phil Horton am the current owner and/or authorized agent of real property located at 4832 Meadowlark Ln Nampa Id 83687. I hereby acknowledge, understand, and agree to the following:

1. I acknowledge that I am jointly and individually responsible for maintaining conformance with Idaho's Rules for Individual/Subsurface Sewage Disposal, IDAPA 58, Title 01, Chapter 03, as defined in IDAPA 58.01.03.002.04.
2. I understand that the Rules for Individual/Subsurface Sewage Disposal, IDAPA 58, Title 01, Chapter 03, must be met, and that Southwest District Health (SWDH) has granted this approval based on information I have provided.
3. I understand that I am voluntarily requesting this change to the property, and if I violate the below rules my subsurface sewage disposal system may be considered a non-conforming system. I understand that non-conforming systems do not meet the Rules for Individual/Subsurface Sewage Disposal, IDAPA 58, Title 01, Chapter 03, and that neither I, nor future owners, will be allowed future voluntary additions or alterations unless current permitting requirements are met.
4. I understand the following: that any modifications to the existing structure or the new structure foundation will not be within twenty feet (20') with basements, or ten feet (10') without basement, of my drainfield(s); the septic tank will not be within five feet (5') of the foundation; the drainfield(s) will not be within five feet (5') of property lines; the drainfield(s) area must be protected from vehicular traffic; the subsurface sewage disposal system(s) will not be receiving additional flows beyond those specified on the application; and the above requirements apply to both my primary and replacement drainfield system(s).
5. I agree to waive or release any right, claim, or cause of action which I may now have, or which I may have in the future, against SWDH, from any and all additional effects that may be caused or may have been caused by this approval.
6. I acknowledge that upon sale of this property, disclosure of any and all information relating to this subsurface sewage disposal system lies solely with me and/or my representatives/agent, and not with SWDH.

Applicant Signature: Phil Horton Date: 08/23/2022

REHS/RS Signature: Anthony Lee Digitally signed by Anthony Lee  
Date: 2022.09.06 10:12:16 -06'00' Date: 09/06/2022  
(By signing above, SWDH approves the request as noted in the application.)

Date	09/06/22		
Travel			
Inspect			
EHS Code	035		

Comment(s): The proposed steel building meets minimum setback requirements to existing primary and replacement area.



Re: Kodiak Subdivision  
Lot 4 Block 1  
T3N., R1W., Section 8, Canyon County

Intermountain Gas has reviewed the existing gas line on the property of Lot 4 Block 1 and have no objections in the vacation of the north and south 12' utility easement along the subdivision boundary. If you have any questions, feel free to give me a call at 208/468-6711 or email me at [mtaylor@intgas.com](mailto:mtaylor@intgas.com).

Sincerely,

*Monica Taylor*

Monica Taylor  
GIS Field Tech  
Nampa District Office  
2921 Caldwell Blvd.  
Nampa, ID 83651





Thanks  
Glenda Horton  
208-941-1347

[Quoted text hidden]

---

**Walker, Brandy** <Brandy.Walker@lumen.com>

Thu, Feb 2, 2023 at 2:28 PM

To: Glenda Horton <glenda.horton3333@gmail.com>, "Garrett, James" <James.Garrett@lumen.com>, "Klaudt, Gunnar" <Gunnar.Klaudt@lumen.com>

Glenda,

Requests for facility maps, relocations or easement vacations in the Nampa area should go to my fellow Engineer James Garrett. He is out of the office right now so I will answer. We don't have any facilities on record for that subdivision.

[Quoted text hidden]

[Quoted text hidden]



**output.pdf**  
213K

W Cherry Ln

CHERRY  
w Cherry Ln

Happy Sprouts Childcare

**Star Route**

STAR Rd

~~Star Rd~~

**STAR**

**ANDECONIAWAY**

Kennedy Lateral

**S. MEADOWLARK LN.**  
Meadowlark Ln.

Meadowlark Ln

S MEADOW LARK LN  
TARKENTON MEADOWS

Meadowlark Ln

Google

Map data ©2023

Map:

5049

16975

A17DF  
16931 STAR RD  
(PLBCX2021)  
Pedestal (default)

50268

5025

4856

4882

4908

4926

2561





DANIEL BADGER, P.E.  
CITY ENGINEER  
ENGINEERING DIVISION

(208) 466-5469 WORK  
(208) 936-5690 CELL  
BADGERD@CITYOFNAMPA.US

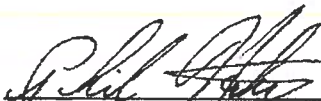
500 12<sup>TH</sup> AVENUE SOUTH  
NAMPA IDAHO 83651

CITYOFNAMPA.US

# Idaho Power Application for Release of Easement

Applicant may be requested to pay other costs if required to complete this request (e.g., surveying, appraisal, title search, etc.)

Mail to: Corporate Real Estate Department: Land Management & Permitting (or email to [easements@idahopower.com](mailto:easements@idahopower.com))  
Attn: Easement Specialist  
P.O. Box 70  
Boise, ID 83707-0070  
Phone: (208) 388-5070 or (208)-388-5263

  
Philip Horton  
Applicant's Signature and Printed Name

## Applicant Information

Applicant's Name	Philip E Horton	Date	02/02/2023
Mailing Address	4832 Meadowlark Ln	City	Nampa
		State	Id
		Zip	83687

## Current Property Owner Information

Owner's Name	Philip E Horton & Glenda L. Horton
Mailing Address	4832 Meadowlark Ln
City	Nampa
State	Id
Zip	83687

## Type

<input type="checkbox"/> Idaho Power Easement	<input checked="" type="checkbox"/> Public Utility Easement	<input type="checkbox"/> Road Right of Way	<input type="checkbox"/> Internal Request
---	---	--	---

## Easement Information

Instrument #	Date Recorded	Execution Date
2017-049775	11/15/2017	

## Location Information

County	Quarter	Township	Range	Section
Canyon				
Subdivision	Block	Lot	Parcel Number / Assessor's Number	
Kodiak Subdivision	1	4	304301030	

In addition to information provided, please explain request. (If more space is needed, please use the backside of this form.)

(Why is this needed? Is there a pending sale? Are there any associated public hearings? What are your dates of construction?)

Requesting Utility Easements on South & North boundary lines of Lot 4 block 1 Kodiak Sub be vacated.

No Current utilities within these Easements.

## Required Enclosures (See explanations on cover letter)

<input checked="" type="checkbox"/> Complete Application	<input checked="" type="checkbox"/> Copy of easement, subdivision plat, or city town site
<input checked="" type="checkbox"/> Map of Location	<input checked="" type="checkbox"/> \$150 Application Fee
	<input checked="" type="checkbox"/> Legal Description

## For IPC Use Only

Release Number	Application Received	Check Number	Date Completed

**AFFIDAVIT OF LEGAL INTEREST**

State of \_\_\_\_\_)

ss

County of \_\_\_\_\_)

I, \_\_\_\_\_, \_\_\_\_\_  
(Name) (Address)  
\_\_\_\_\_, \_\_\_\_\_  
(City) (State/Zip)

Being first duly sworn upon oath, depose and say:

**(If Applicant is also Owner of Record, skip to B)**

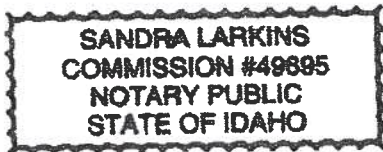
A. That I am the record owner of the property described on the attached, and I grant my permission to \_\_\_\_\_, \_\_\_\_\_ to submit the accompanying application pertaining to that Property.  
(Name) (Address)  
~~4839 Meadowlark Ln~~

B. I agree to indemnify, defend and hold Idaho Power Company and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

Dated this 3<sup>rd</sup> day of February, 2023

x Phil [Signature]  
(Signature)

Subscribed and sworn to before me the day and year first above written.



Sandra Larkins [Signature]  
Notary Public for Idaho

Residing at: \_\_\_\_\_

My commission expires: \_\_\_\_\_

(NOTARY SEAL)

**RESIDING IN BOISE, IDAHO  
COMMISSION EXPIRES 08/16/2025**





**Canyon County Development Services**

111 N. 11th Ave. Room 310, Caldwell, ID 83605  
(208) 454-7458

**Building Division Email:** buildinginfo@canyoncounty.id **Planning Division Email:** zoninginfo@canyoncounty.id

**Receipt Number:** 78026

**Date:** 2/10/2023

**Date Created:** 2/10/2023

**Receipt Type:** Normal Receipt

**Status:** Active

**Customer's Name:** Philip & Glenda Horton

**Comments:** VAC2023-0001

**CHARGES**

<b><u>Item Being Paid For:</u></b>	<b><u>Application Number:</u></b>	<b><u>Amount Paid:</u></b>	<b><u>Prevs Pymnts:</u></b>	<b><u>Unpaid Amnt:</u></b>
Planning - Vacation of a Subdivision Plat	VAC2023-0001	\$950.00	\$0.00	\$0.00

**Sub Total:** \$950.00

**Sales Tax:** \$0.00

**Total Charges:** \$950.00

**PAYMENTS**

<b><u>Type of Payment:</u></b>	<b><u>Check/Ref Number:</u></b>	<b><u>Amount:</u></b>
Check	7956	\$950.00

**Total Payments:** \$950.00

**ADJUSTMENTS**

**Receipt Balance:** \$0.00